



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365

Residential Lot Split Application

Steps for completing a Lot Split:

1. Determine Zoning for Parcel (<http://www.co.yavapai.az.us/>).
2. Make sure that splits conform with minimum requirements (ie. Lot size, ingress/egress, setbacks, etc.).
3. Lot splits limited to 3 splits without prompting subdivision requirements (this includes contiguous parcels owned by same owner).
4. Draw up lot split proposal, if questionable have the split surveyed to confirm compliance to rules.
5. Fill out Lot Split Application and have the Town of Dewey-Humboldt staff sign off on it.
6. Take the Application and lot split information (Record of Survey) to the Yavapai County Assessor's Office (928-771-3220) and Recorder's office (928-771-3244) to finalize process.
1015 Fair Street, Prescott

All Lot Split Applications to the Town must contain the following:

1. **Completed Lot Split Application Form**
2. **Record of Survey (not necessary if lot dimensions sufficiently exceed minimums.)**

All submittals shall be drawn in compliance with the Town of Dewey-Humboldt Planning and Zoning Ordinance. A Record of Survey is required when finally recorded.

Lot Split Approval

Date: _____ Received By: _____

Owner: _____ APN#: _____

Site Address: _____ City: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____

Approved By: _____

For Office Use Only:

Number of Splits include contiguous lots	Zoning	Lot Sizes in SF	Min. Lot Width and Depth	In Floodplain?

If Application approval is denied there is an Appeal Process. You can request an Appeal through the Board of Adjustments, Rezone or Deed Restrict the property.

Lot Split Plot Plan Sketch

Drawing needs to show proposed split and approximate dimensions. Identify significant washes and arroyos, ingress/egress easements, roadways.

I certify that this Plot Plan indicates all structures (including fences, walls, and pads), Correct property and building dimensions; setback distances; legal access and easements; road cuts; walls and/or any water course (including washes and etc.) on or within 50', 100' and 200' respectively of property. This Plot Plan is a part of the Lot Split Application and is submitted on authority of the property owner.

Signature _____

Date _____

Town of Dewey-Humboldt

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www.dewey-humboldt.net

Section: _____

Township: _____

Range: _____

APN _____

Zoning

Min Lot Size:

Min. Lot
Width and
Depth:

Number of
Splits:

Ingress/Egress

North Arrow

Natural conditions to keep in mind when splitting a parcel to create **buildable** lots:

Topography of land – suitable for building pad, septic, well

Washes or floodplain issues

Easements - allow for setbacks from road easements (setbacks measured from road easement line, but not utility easements)

Required setbacks for buildings, minimum lot size, minimum lot width and depth, and maximum lot coverage.

	Min. Lot Size in Sq. Ft. per dwelling	Min. Lot Width and Depth	Min. Yard Setbacks Min. Building Spacing is 10 Feet all classes			
			Front	Rear	Interior	Exterior
7.5	7,500	75	20	25	7	10
10	10,000	80	20	25	7	10
12	12,000	90	20	25	7	10
18	18,000	100	30	30	10	15
25	25,000	130	30	30	10	15
35	35,000	145	40	40	20	20
70	70,000	200	50	50	25	30
2A	87,120	225	50	50	25	30
175	175,000	300	50	50	30	50
5A	217,800	325	50	50	40	50
10A	435,600	500	50	50	50	50
36A	1,568,160	500	50	50	50	50

R1 (Residential; Single Family; site built, multi-sectional and manufactured)

R1L (Residential; Single Family Limited to site built structures only)

Lot Dimensions and Area (referenced from the 2005 Town of Dewey-Humboldt Planning & Zoning Ordinance, Section 546 **Land Division**)

1. No lot or parcel shall be created smaller than the required minimum dimensions and area.
2. You must be able to place a square building pad (see table **Min. Lot Width and Depth**) within the parcel. (example: R1-70 zoning – 200' x 200 ' square)
3. Wedge Shaped Lots are legal width lots if Min. Lot Width and Depth requirements (square) are met (measured at the front required setback line).